



**Monroe  
County  
Planning and  
Environmental  
Resources**

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## COMMUNITY SURVEY

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**A citizen survey is included in this edition. Please complete the survey and return by mail or drop-off by:**

**January 20, 2004.**

# Key Largo Plan

## Monroe County's Livable CommuniKeys Program

Volume 1, Issue 4

December 2004

## Greater Public Participation Urged

Public turnout for the Key Largo Plan's October 6, 7 and 8<sup>th</sup> Goals and US 1 Design Workshops were less than planned for. The workshop meetings had been rescheduled due to the impending landfall of Hurricane Frances.

It is extremely important that residents and business owners take part in the creation of the plan. Please invite your friends and neighbors to the next workshop event.

## US 1 Enhancement Considered

The October 7<sup>th</sup> and 8<sup>th</sup> meetings focused upon the design aesthetics along the US 1 corridor. While meeting turnout was lower than expected, those attending provided comments on the consultant's design concepts for the Key Largo Livable CommuniKey's and US 1 Enhancement plans.

The design concepts included several locations, including the island's gateway near the Chamber of Commerce (MM106), the Quay property (MM102), and the Waldorf Plaza downtown area (MM100). These are important Key Largo locations where the opportunity for new development or redevelopment exists that may add to the community character. Several of the design concepts are included on the 2<sup>nd</sup> page of this newsletter.

## Goal & Objective Workshop Results

The October 6<sup>th</sup> meeting included a presentation on the results of the initial Visioning meeting and engaged people in a Goal & Objective exercise. This exercise had the 49 participants identify and prioritize important community issues. Individual table discussions provided a list of topics that then were grouped by consensus voting.

The results provide insight into the importance of issues that will be considered in the plan.

### Future Land Use

1. Aesthetic guidelines for building and landscape.
2. Allow non-conforming structures to be rebuilt.

### Conservation

1. Stronger Resource Protection Enforcement.
2. Manage stormwater drainage.

### Transportation

1. Sidewalks on both sides of US 1.
2. No weigh station in Key Largo.

### Public Facilities

1. Welcome center with eco-information.

### Recreation & Open Space

1. County department needs adequate budget.

### Cultural Resources

1. Annual festival with regular location.

### Housing

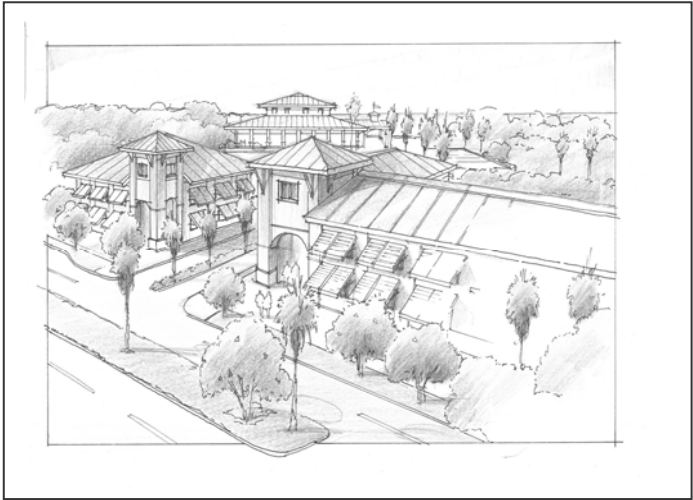
1. Workforce housing with commercial development.

## Last Workshop Scheduled

The last scheduled plan development workshop meeting is scheduled for January 20, 2005 from 4:30-6:30 PM and 7-9 PM at the Lion's Club. During this meeting plan recommendations will be made. It is important that you attend to discuss the major concepts in the plan prior to submittal of documents for review and approval.

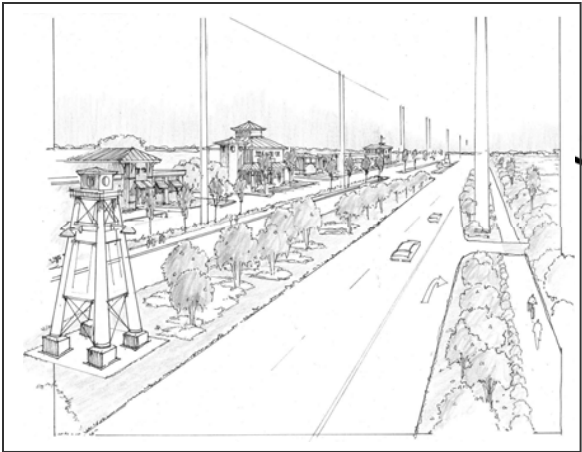
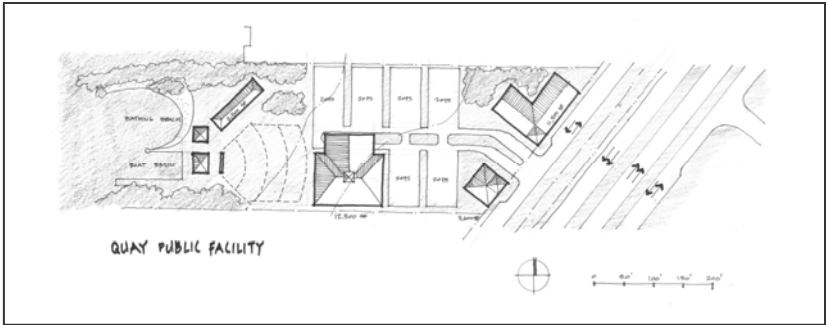
# Plan & Design Elements

There are several locations in Key Largo where the opportunity for redevelopment and creation of community identity occur. The design concepts propose alternative building and site designs that support increased community character. The Key Largo Livable CommuniKey’s and US 1 Enhancement plans will provide increased attention to support the community’s interest in seeking quality redevelopment through comprehensive plan and development regulations to address unmet needs and aesthetic treatments.



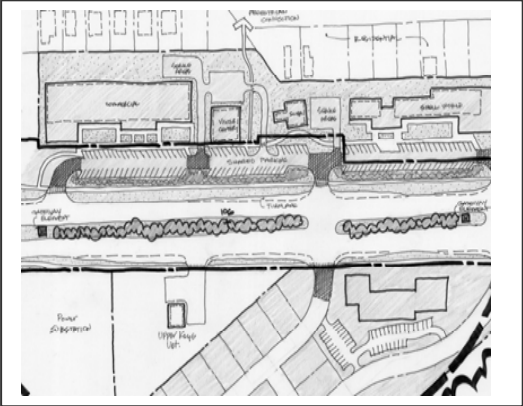
## Government & Cultural Center at the Quay (MM 102)

There was significant interest in creation of community identity at the site. The design proposal features a Keys architectural vernacular with metal roofs and Bahama shutters. A traditional development pattern is created using multiple, smaller buildings. Existing mature trees are not impacted by the buildings and integrated into the landscape plan. The site provides office, meeting and community space in three buildings. This campus style approach is pedestrian-friendly and on a scale similar to the current government center on Plantation Key. The area nearest the water is reserved for the public and public events. The public event areas envision open-air pavilions, exercise space, a beach, a kayak launch, and open lawn.



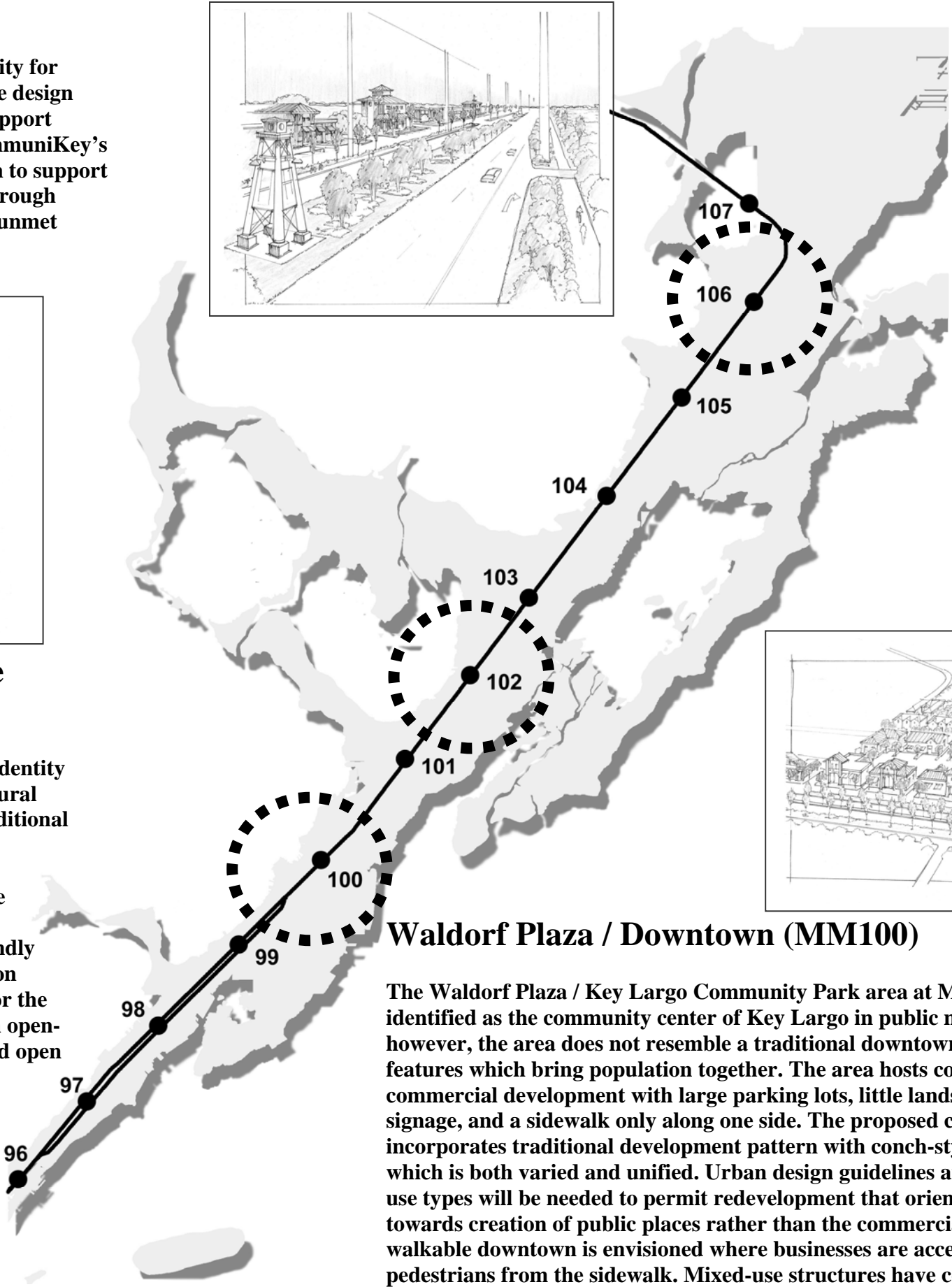
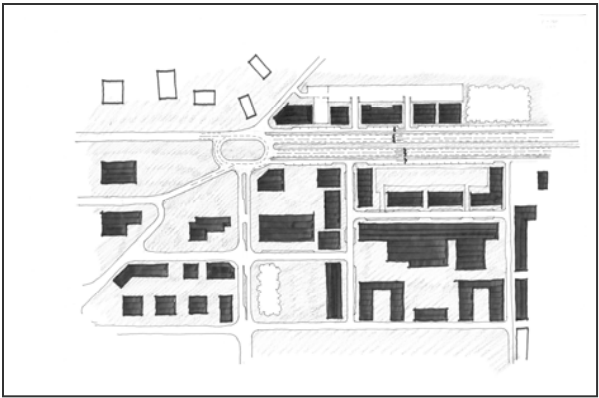
## Island Gateway (MM106)

The opportunity for redevelopment and corridor enhancement design exists in Key Largo near the Chamber of Commerce. Establishment of a cohesive architectural theme based upon the Chamber’s building architecture is envisioned. Use of remnant US1 R/W and private property frontages are used to create redesigned parking lots with urban landscape treatments. Architectural icons are proposed that identifies and welcomes travelers to the Keys.



## Waldorf Plaza / Downtown (MM100)

The Waldorf Plaza / Key Largo Community Park area at MM 100 was identified as the community center of Key Largo in public meetings. Presently however, the area does not resemble a traditional downtown or possess features which bring population together. The area hosts conventional strip commercial development with large parking lots, little landscaping, excessive signage, and a sidewalk only along one side. The proposed concept incorporates traditional development pattern with conch-style architecture which is both varied and unified. Urban design guidelines and mixture of land use types will be needed to permit redevelopment that orientates itself towards creation of public places rather than the commercial corridor. A walkable downtown is envisioned where businesses are accessible to pedestrians from the sidewalk. Mixed-use structures have commercial spaces on the first floor and housing above. The proposed traffic circle eliminates the need for a light and improves traffic flow.





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## Community Meeting Announcement

**Purpose:** Key Largo CommuniKeys Master Plan  
Findings Workshop Meetings

**When:** Thursday, January 20, 2005 (4:30-6:30 PM and 7-9 PM)

**Where:** Lion's Club (MM 99-100)  
20102 Homestead Avenue  
Key Largo, FL  
(Behind TIB Bank)

**This is the last planned newsletter. For notice of future meetings and other information go to our Web site :**  
<http://www.monroecounty-fl.gov/keylargoLCP/>